

PC ACTION REPORT

2015: B1 – *Westmoor Drive*

APPLICANT: LJA Engineering, Inc

KEY MAP: 526, 566

JURISDICTION: City of Houston ETJ

LAMBERT: 4652, 4653

DISTRICT/PRECINCT: City Council: N/A
Fort Bend County Pct.: 3, 4

PROPOSAL:

LJA Engineering, Inc., is requesting the reclassification of Westmoor Drive, between Madden Road and West Airport Boulevard, from a 100' right-of-way Major Thoroughfare (T-4-100) to a minimum 70' right-of-way Major Collector (MJ-4-70/100), on the Major Thoroughfare and Freeway Plan (MTFP).

PLANNING COMMISSION ACTION:

Reclassify Westmoor Drive, between Madden Road and West Airport Boulevard, from a 100' right-of-way Major Thoroughfare (T-4-100) to a minimum 70' right-of-way Major Collector (MJ-4-70/100) on the MTFP.

STAFF RECOMMENDATION:

Reclassify Westmoor Drive, between Madden Road and West Airport Boulevard, from a 100' right-of-way Major Thoroughfare (T-4-100) to a minimum 70' right-of-way Major Collector (MJ-4-70/100) on the MTFP.

Justification:

Westmoor Drive currently extends as a Major Collector street north of Madden Street and would function as residential collector through the Aliana Master Planned Community on the south side of W Airport Boulevard. Westmoor Drive terminates at the eastbound FM 1093 to the north without an interchange at Westpark Toll Road. Downgrading the section of Westmoor Drive, between Madden Road and West Airport Boulevard, as a Major Collector would preserve the continuity with its northern segment as well as maintain consistency with the recently approved Fort Bend County's Major Thoroughfare Plan.

Population in the study area is estimated to more than double by 2040 as this area continues to add new residential developments such as Aliana that includes 2,000 acres of mostly single-family homes with some mix of commercial and related uses. To this end, throughout much of the study area a thoroughfare grid has been planned to ensure effective vehicular circulation. As such, given the proximity to the other north-south and east-west thoroughfares, Westmoor Drive will serve the local travel needs of the growing residential community in the study area.

PC ACTION REPORT

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis, using the Houston-Galveston Area Council (HGAC) projections, was conducted for the Westmoor Drive study area. Population in this area is forecast to more than double from approximately 12,300 in 2010 to almost 32,000 by 2040. This increase in population will far outpace the growth expected for the City of Houston ETJ. However, given the current trends, employment in this area is forecast to remain relatively low despite the tremendous job growth expected, particularly between 2010 and 2020. As the gap between population and employment becomes bigger, this area will further develop as a suburban bedroom community.

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2010	12,321	1.6	-	976	0.12	-
2015	18,824	2.4	52.8%	2,384	0.30	144.3%
2020	26,517	3.4	40.9%	5,954	0.75	149.7%
2030	31,378	4.0	18.3%	6,706	0.85	12.6%
2040	31,960	4.0	1.9%	6,830	0.86	1.8%
Change (2010 to 2040)	19,639	2.5	159.4%	5,854	0.74	599.8%
City of Houston Change	889,256	2.1	43.2%	766,607	1.8	45.2%
City of Houston ETJ Change	1,097,584	1.5	57.7%	492,526	0.7	98.3%

Source: 2010-2040 Demographic Projections by H-GAC

Data represents population and jobs in 10 Traffic Analysis Zones (TAZ) encompassing approximately 7,900 acres around the proposed amendment. Population projections do not include projections for group housing.

Land Use and Platting Activity:

The southern half of the amendment request is located within the Aliana General Plan, a single-family development submitted by LJA Engineering. The Aliana General Plan contains 2,000 acres of single-family, commercial, and related uses. North of the General Plan, along the remaining portion of the amendment request, there is an existing landfill as well as some commercial, industrial uses, and agricultural uses. Fort Bend ISD owns one parcel along the east side of Westmoor Drive. Since January of 2011, 528 acres have been in development with 1498 total lots.

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (acres)	Lots	Units
Aliana West Airport Boulevard State Highway 99 to FM 1464 STD replat	January 20, 2011	567A	SF Residential (public street)	24.479		
Aliana Binion Lane from Cloudy Mills Road to West Airport STD	January 20, 2011	527W	SF Residential (public street)	7.004		
Aliana Binion Lane and Reserves Subdivision	January 20, 2011	566D	SF Residential (public street)	5.41		

PC ACTION REPORT

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (acres)	Lots	Units
Aliana Abermore Lane Minsky Lane and Barzun Way STD	February 17, 2011	566D	SF Residential (public street)	3.138		
Aliana Binion Lane and Reserves Subdivision	February 17, 2011	566D	SF Residential (public street)	5.383		
Aliana Sec 4	March 31, 2011	527W	SF Residential (public street)	16.17	50	
Aliana Sec 15 replat no 2	April 28, 2011	526Z	SF Residential (public street)	16.073	31	
Aliana Sec 12	June 23, 2011	527W	SF Residential (public street)	17.311	72	
Plantation Lakes Sec 16	September 29, 2011	406Z	SF Residential (public street)	16.45	100	
Aliana Sec 8	January 5, 2012	526Z	SF Residential (public street)	12.777	30	
Aliana Sec 13	March 15, 2012	527W	SF Residential (public street)	13.04	62	
Aliana Sec 18	May 24, 2012	526Z	SF Residential (public street)	18.527	48	
Aliana Sec 20	July 19, 2012	526Z	SF Residential (public street)	14.44	43	
Aliana Sec 15 replat no 3 and Extension	August 2, 2012	526Z	SF Residential (public street)	16.073	31	
Mission Trace GP	October 11, 2012	527S	SF Residential (public street)	145.8		
Aliana Sec 14	February 28, 2013	527W	SF Residential (public street)	15.29	44	
Aliana Sec 27	April 11, 2013	567A	SF Residential (public street)	16.408	51	
Aliana Sec 11	June 20, 2013	566D	SF Residential (public street)	11.307	45	
Aliana Sec 16	September 5, 2013	527S	SF Residential (public street)	11.421	54	
Aliana Waste Water Treatment Plant	October 3, 2013	527W	SF Residential (public street)	4.271		
Aliana Brannock Avenue Street Dedication Sec 3	October 17, 2013	527W	SF Residential (public street)	3.361		
Aliana Sec 17	October 31, 2013	527W	SF Residential (public street)	21.536	61	
Aliana Sec 29	November 14, 2013	527W	SF Residential (public street)	15.013	66	
Aliana Sec 26	November 14, 2013	527W	SF Residential (public street)	21.778	66	
Aliana Sec 28	November 14, 2013	567A	SF Residential (public street)	17.186	67	
Aliana Sec 20 partial replat no 1	April 3, 2014	567A	SF Residential (public street)	17.988	57	
Aliana Sec 31	April 17, 2014	567A	SF Residential (public street)	30.471	104	
Aliana Sec 32	May 1, 2014	567B	SF Residential (public street)	20.04	88	
Aliana Sec 33	May 29, 2014	567A	SF Residential (public	16.04	52	

PC ACTION REPORT

Subdivision Plat Name	Action Date	Key Map	Land Use	Property Size (acres)	Lots	Units
			street)			
Bellfort FM 1464	October 2, 2014	527W	Commercial	2.1987		
Aliana Sec 44	October 30, 2014	566D	SF Residential (public street)	34.332	69	
Aliana Westmoor Drive and Abermore Lane Street Dedication	January 22, 2015	526Z	SF Residential (public street)	1.449		
Aliana Sec 46	April 2, 2015	567A	SF Residential (public street)	34.499	53	
Aliana Sec 55	April 2, 2015	526Z	SF Residential (public street)	12.132	46	
Aliana Sec 15 replat no 3 and extension partial replat no 1	May 28, 2015	526Z	SF Residential (public street)	2.03		
Aliana Sec 49	May 28, 2015	526Z	SF Residential (public street)	10.402	34	
Aliana Sec 54	May 28, 2015	526Z	SF Residential (public street)	21.922	74	
Aliana GP	June 11, 2015	527X	SF Residential (public street)	1999.557		

Right-Of-Way (ROW) Status:

North of the Aliana General Plan, Westmoor Drive has 60' of right-of-way (ROW) and has been built at two lanes. Westmoor Drive has been fully dedicated and built as two lanes between West Bellfort Street and Brannock Avenue, within the Aliana General Plan. Between Brannock Avenue and West Airport Boulevard, within the Aliana General Plan, Westmoor Drive is still being platted and dedicated. It will be between 70' and 100' of ROW.

Street	From	To	Classification	Status	Direction
Westmoor Drive	Madden Road	West Airport Boulevard	T-4-100	60' ROW/2 lanes	N-S
	W Bellfort Street	Brannock Avenue	T-4-100	70'-100' ROW/2 lanes	N-S
	Brannock Avenue	W Airport Boulevard	T-4-100	Proposed	N-S
W Bellfort Street	Harlem Road	Westmoor Drive	T-4-100	60'-100' ROW/2 lanes	E-W
	Westmoor Drive	FM 1464	T-4-100	50'-100' ROW/2-4 lanes	E-W
W Airport Boulevard	Grand Parkway	Westmoor Drive	T-4-100	100' ROW/2 lanes	E-W

Spacing:

Westmoor Drive is generally located south of Bissonnet Street, west of FM 1464, north of West Airport Boulevard, and east of Harlem Road. The thoroughfare network in this area appears to be continuous and evenly spaced; both the east-west and the north-south Major Thoroughfares, including Westmoor Drive, are located approximately 0.5 – one mile apart. Westmoor Drive is located approximately mid-way between Harlem Road and FM 1464, and will provide continuous north-south mobility through the study area. Westmoor Drive extends to the north of the amendment as a Major Collector, and to the south of the amendment as a local street through the Aliana General Plan.

PC ACTION REPORT

Street	From	To	Classification	Direction	Spacing
Bissonnet Street	Harlem Road	Westmoor Drive	T-4-100	E-W	1.36 mi
	Westmoor Drive	FM 1464	T-4-100	E-W	0.38 mi
	FM 1464	Clodine Road	T-4-100	E-W	0.47 mi
Clodine Road	FM 1464	Beechnut Street	T-4-100	N-S	0.55 mi
	Beechnut Street	Bissonnet Street	T-4-100	N-S	0.79 mi
	Bissonnet Street	W Belfort Street	T-4-100	N-S	0.65 mi
FM 1464	W Belfort Street	W Airport Boulevard	T-4-100	N-S	1.07 mi
	Bissonnet Street	W Belfort Street	T-4-100	N-S	0.96 mi
	Beechnut Street	Bissonnet Street	T-4-100	N-S	0.60 mi
Harlem Road	Beechnut Street	Bissonnet Street	T-4-100	N-S	0.61 mi
	Bissonnet Street	W Belfort Street	T-4-100	N-S	0.95 mi
W Airport Boulevard	Westmoor Drive	FM 1464	T-4-100	E-W	1.33 mi
	Grand Parkway	Westmoor Drive	T-4-100	E-W	0.53 mi
W Belfort Street	Harlem Road	Westmoor Drive	T-4-100	E-W	1.08 mi
	Westmoor Drive	FM 1464	T-4-100	E-W	0.67 mi
	FM 1464	Clodine	T-4-100	E-W	0.54 mi
Westmoor Drive	W Airport Boulevard	W Belfort Street	T-4-100	N-S	0.77 mi
	W Belfort Street	Bissonnet Street	T-4-100	N-S	1.04 mi
	Bissonnet Street	Beechnut Street	T-4-100	N-S	0.73 mi

Mobility:

The study area is along the south-east boundary of Houston's ETJ in Fort Bend County. As a result the thoroughfare planning is coordinated between multiple public agencies. The thoroughfare grid has been planned throughout the study area to ensure effective vehicular circulation as the area continues to develop, however it does not meet typical one-mile spacing. Oyster Creek runs east-west along the south side of the study area and the north-south thoroughfares are generally spaced between 1.3 to 2 miles apart. State Highway 99 also traverses along the southeast side of the study area bisecting the thoroughfare grid. Spacing of the east-west thoroughfares vary between 0.6 to 1 mile in this area.

Harlem Road and FM 1464 serve as the primary north-south facilities that and have grade separated interchanges along Westpark Toll Road and SH 99. The existing Westmoor Drive currently serves as a collector street for the residential community north of Beechnut Street and makes a T-intersection along the eastbound FM 1093 that function as a frontage road to the tollway. Given the proximity to the other north-south and east-west thoroughfares, the remaining sections of Westmoor Drive will continue to serve the local travel needs of the growing master planned residential communities including the Aliana development. The roadway is not planned to extend south of W. Airport Boulevard due Oyster Creek. Additional residential collector streets will be provided as part of the proposed Aliana development.

Primary east-west East west circulation in the area is provided Westpark Toll Road, FM 1093, Bellaire Boulevard, Beechnut Street, W. Belfort Street and West Airport Boulevard. Bissonnet Street terminates at Harlem Road given the close spacing of thoroughfare and existing residential development.

PC ACTION REPORT

APPLICANT'S JUSTIFICATION & HISTORY:

LJA Engineering, on behalf of Aliana Development, requests the reclassification of Westmoor Drive from Madden Road to West Airport in Fort Bend County. Westmoor Drive is a north-south Major Thoroughfare that starts at FM 1093 and ends south at West Airport Boulevard in the Aliana Master Planned Community. It is important to note that Fort Bend County's Major Thoroughfare Plan classifies the section of Westmoor Drive from Madden Road to West Bellfort Road just north of Aliana Development as a Major Collector with a 70' right-of-way (ROW) requirement. Furthermore, the Planning Commission recently granted variances for 70' ROW and less than 2000' radii in Aliana Section 44 in conformance with Fort Bend County's Plan.

The proposed Major Thoroughfare network within the study area was first established on the 1969 MTFP. At this time, Westmoor Drive was identified as "to be acquired" and extended from FM 1093 to south of US 90. In 1976, the Major Thoroughfare was changed to extend from FM 1093 to the edge of the City of Houston's Extraterritorial Jurisdiction, south of today's Major Thoroughfare, West Airport Boulevard. Westmoor Drive between Bellaire Boulevard and Madden Road was downgraded to a Major Collector in 2003. At this time, West Airport Boulevard did not extend west of FM 1464. In 2006, West Airport Boulevard was extended west to the Grand Parkway. Westmoor Drive was amended to stop at West Airport Boulevard. In 2012, Westmoor Drive was amended to show the alignment as it currently exists, and the Major Thoroughfare appears as "to be acquired" from Madden Road to West Airport Boulevard. The entirety of Westmoor Drive was recently downgraded to a Collector street on the Fort Bend County Major Thoroughfare Plan, which was approved by Commissioner's Court on February 10, 2015.

The applicant contends that the Major Collector designation would allow Westmoor Drive greater flexibility in providing interior access to the Aliana Master Planned Community. This amendment to the MTFP would complete the process of maintaining consistency between the City of Houston and Fort Bend County Thoroughfare Plans.